

Flathead County Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

*Submit this application, all required information, and appropriate fee (see current fee schedule)
to the Planning & Zoning office at the address listed above.*

FEE ATTACHED \$ _____

SUBDIVISION NAME: Ridgeview Park

OWNER(S) OF RECORD:

Name: Louwania Pickavance Phone: 406-253-9114

Mailing Address: P.O. Box 2242

City, State, Zip: Bigfork, MT 59911

Email: _____

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: Mark Herman / Katherine Conrad Phone: 253-6907 / 249-4747

Mailing Address: 480 Electric Ave

City, State, Zip Code: Bigfork, MT 59911

Email: mherman@glaciersir.com / kconrad@glaciersir.com

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Craig Schaeffer Phone: 406-542-8880

Mailing Address: 1055 Mount Ave

City, State, Zip: Missoula, MT 59801

Email: cschaeffer@m-m.net

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip: _____

Email: _____

LEGAL DESCRIPTION OF PROPERTY:

Street Address 2849 MT-82

City/State & Zip Bigfork, MT 59911

Assessor's Tract No.(s) 0169000 Lot No.(s) 1A

Section 14 Township 27 N Range 20

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: _____
Commercial Subdivision

Number of Lots or Rental Spaces 5 Total Acreage in Subdivision 5.31
Total Acreage in Lots 3.96 Minimum Size of Lots or Spaces .69
Total Acreage in Streets or Roads 1.35 Maximum Size of Lots or Spaces 1.41
Total Acreage in Parks, Open Spaces and/or Common Areas N/A

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family _____ Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial 5 Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: B-3

**IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL,
WHITEFISH, OR COLUMBIA FALLS?** NO

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$500,000

IMPROVEMENTS TO BE PROVIDED:

Roads: _____ Gravel ☒ Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____
*** Water System:** _____ Individual _____ Shared _____ Multiple User ☒ Public
*** Sewer System:** _____ Individual _____ Shared _____ Multiple User ☒ Public
Other Utilities: _____ Cable TV ☒ Telephone ☒ Electric ☒ Gas _____ Other _____
Solid Waste: _____ Home Pick Up _____ Central Storage ☒ Contract Hauler _____ Owner Haul
Mail Delivery: ☒ Central _____ Individual _____ School District: Bigfork
Fire Protection: ☒ Hydrants _____ Tanker Recharge _____ Fire District: Bigfork
Drainage System: In place on proposed Lot 1 where Bowling center is located

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in [69-3-101](#) and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

PROPOSED EROSION/SEDIMENTATION CONTROL: _____
Re-seed disturbed areas

VARIANCES: ARE ANY VARIANCES REQUESTED? Yes _____ (yes/no)
(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: Proposed MDT Bike path

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.
This is correct

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.
The proposed bike path easement would create an undue hardship effecting ingress, egress, parking, signage and landscaping.

3. The variance will not cause a substantial increase in public costs, now or in the future.
This is correct. There is a road that is currently in place and could be used as part of proposed bike path.

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.
This is correct.

5. The variance is consistent with the surrounding community character of the area.
This is correct.

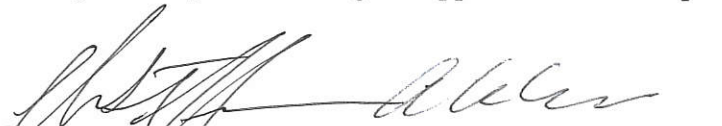
FEB 14 2020

APPLICATION CONTENTS:

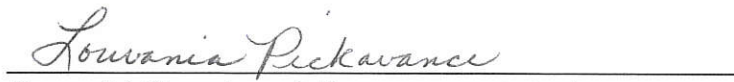
1. Completed Preliminary Plat application (unbound copy)
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:
Flathead County Planning & Zoning Office 40 11th Street West, Ste 220
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.


Applicant Signature

2/13/20
Date


Owner(s) Signature (all owners must sign)

2/13/20
Date

FEB 14 2020